



CITY OF CHARLESTON

Planning Commission Agenda Package

FOR THE MEETING OF :

June 19, 2013 5:00PM 75 Calhoun St

CITY OF CHARLESTON



DEPARTMENT OF PLANNING, PRESERVATION AND SUSTAINABILITY

www.charleston-sc.gov/pc

CITY OF CHARLESTON PLANNING COMMISSION

MEETING OF JUNE 19, 2013

A meeting of the City of Charleston Planning Commission will be held at **5:00 p.m., on Wednesday, June 19, 2013** in the Meeting Room, Third Floor at 75 Calhoun St (Charleston County School District Building). The following applications will be considered:

REZONING

1. **106 Coming St (Radcliffeborough – Peninsula) TMS# 4601603017** – 0.89 ac. Request rezoning from Diverse Residential (DR-2) to Mixed Use (MU-2).
Owner: YWCA of Greater Charleston
Applicant: Elonda Fair O'Neill

ZONINGS

1. **1845 Wilshire Dr (Huntington Woods – West Ashley) TMS# 3520900024** – 0.40 ac. Request zoning of Single-Family Residential (SR-1). Previously zoned Single-Family Residential (R-4) in Charleston County.
2. **823 Hemmingway Drive (Shaffesbury – West Ashley) TMS# 3091300094** – 0.30 ac. Request zoning of Single-Family Residential (SR-1). Previously zoned Single-Family Residential (R-4) in Charleston County.
3. **River Rd (Johns Island) TMS# 3120000062** – 5.55 ac. Request zoning of Single-Family Residential (SR-1). Previously zoned Single-Family Residential (R-4) in Charleston County.

PLAN AMENDMENT

1. Request approval to amend the **City of Charleston Visitor Accommodations Study**, dated February 10, 1998, by modifying the text therein related to "Accommodations Inventory" and by revising the Map contained therein entitled "1998 Visitor Accommodations Study Proposed Accommodation Overlay District Amendments."

ORDINANCE AMENDMENT

1. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **by revising Section 54-220 (b) (1) by amending subpart (a) pertaining to the effect of accommodations uses on housing stock, by amending subpart (e) to require building floor plans, elevations, and detailed written assessment reports with applications for an accommodation special exception, by adding new subpart to be labeled (c) pertaining to the floor area of restaurant and bar space in accommodations facilities and**

re-lettering the following subparts of said section; by revising Section 54-220 (b) (1) (e) (7) to require that accessory uses in accommodations facilities be assessed in terms of size and impact on parking and traffic generation; revising Section 54-220 (b) (1) (e) (15) pertaining to limits on the number of rooms in facilities; to revise Section 54-220 (b) (1) (e) (16) pertaining to the provision of shuttle bus service by accommodations facilities; and to amend the zoning map pertaining to the accommodations overlay Zone district in the peninsula portion of the City in accordance with the map attached to this Ordinance.

REPORT OF THE TECHNICAL REVIEW COMMITTEE

Over the past month, the following subdivision projects were submitted to the TRC for review and approval. The findings of the TRC shall be presented to the Planning Commission. Items approved by the TRC comply with all applicable regulations and standards of the City of Charleston.

PRELIMINARY & FINAL PLATS

1. **LAURENS & CONCORD STREETS (CONCORD PARK SOUTH)** – TMS# 4580102063, 1.63 ac, 2 lots, MU-2. Preliminary subdivision plat approved.
2. **CROWNE APARTMENTS AT MAYBANK** – TMS# 3130000018, 34.55 ac, 5 lots, PUD (Saint Johns Square). Preliminary subdivision plat approved with conditions.
3. **CLEMENTS FERRY ROAD (TRACT 3 – MARK CLARK EXPRESSWAY)** – TMS# 2710002024, 12.57 ac, 3 (6 total), GP. Application withdrawn by the applicant.
4. **BOHICKET RD & MAYBANK HWY (ANGEL OAK VILLAGE)** – TMS# 2790000142, 35.70, 2 lots, PUD. Minor comments from TRC on preliminary subdivision plat.
5. **1600 MEETING ST** – TMS# 4640600012, 2.31 ac, 2 lots, HI. Preliminary subdivision plat approved.

ROAD CONSTRUCTION PLANS

1. **PROXIMITY DRIVE (GRAND OAKS PHASE 2A)** – TMS# 3010000035, 21.83 ac, 45 lots, PUD. Revise road construction plans and resubmit.
2. **CROWNE APARTMENTS AT MAYBANK** – TMS# 3130000018, 34.55 ac, 5 lots, PUD (Saint Johns Square). Road construction plans approved with conditions.
3. **JESSY ELIZABETH ROAD** – TMS# 3120000160, 1.91 ac, 6 lots, SR-1. Revise road construction plans and resubmit.

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3787. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun St, Charleston County School District Building), Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays. Additional information on these cases may also be obtained by visiting www.charleston-sc.gov/pc.

**CITY OF CHARLESTON
PLANNING COMMISSION**

June 19, 2013 Meeting

Zonings 1 through 3:

Multiple Recently Annexed Properties

BACKGROUND

The following zoning items are located in **West Ashley** and were annexed in May and June, 2013. The zoning districts recommended in the City closely match the zonings assigned to the properties in Charleston County or they are compatible with the context of the existing neighborhoods.

<u>Zoning Item</u>	<u>Property Address</u>	<u>Acres</u>	<u>Land Use</u>	<u>Previous Zoning</u>	<u>Recommended Zoning</u>
1.	1845 Wilshire Dr	0.40	Single-Family Residential	R-4	SR-I
2.	823 Hemmingway Drive	0.30	Single-Family Residential	R-4	SR-I

The following zoning item is located on **Johns Island** and was annexed in June, 2013. The zoning district recommended in the City closely matches the zoning assigned to the property in Charleston County. The property is surrounded by Single-Family Residential (R-4) zoning in Charleston County and Conservation and Rural Residential (RR-1) zoning in the City.

<u>Zoning Item</u>	<u>Property Address</u>	<u>Acres</u>	<u>Land Use</u>	<u>Previous Zoning</u>	<u>Recommended Zoning</u>
3.	River Road	5.55	Vacant Residential	R-4	SR-I

STAFF RECOMMENDATION

APPROVAL ON ITEMS 1, 2 & 3

Zoning 1

1845 Wilshire Dr

TMS# 3520900024

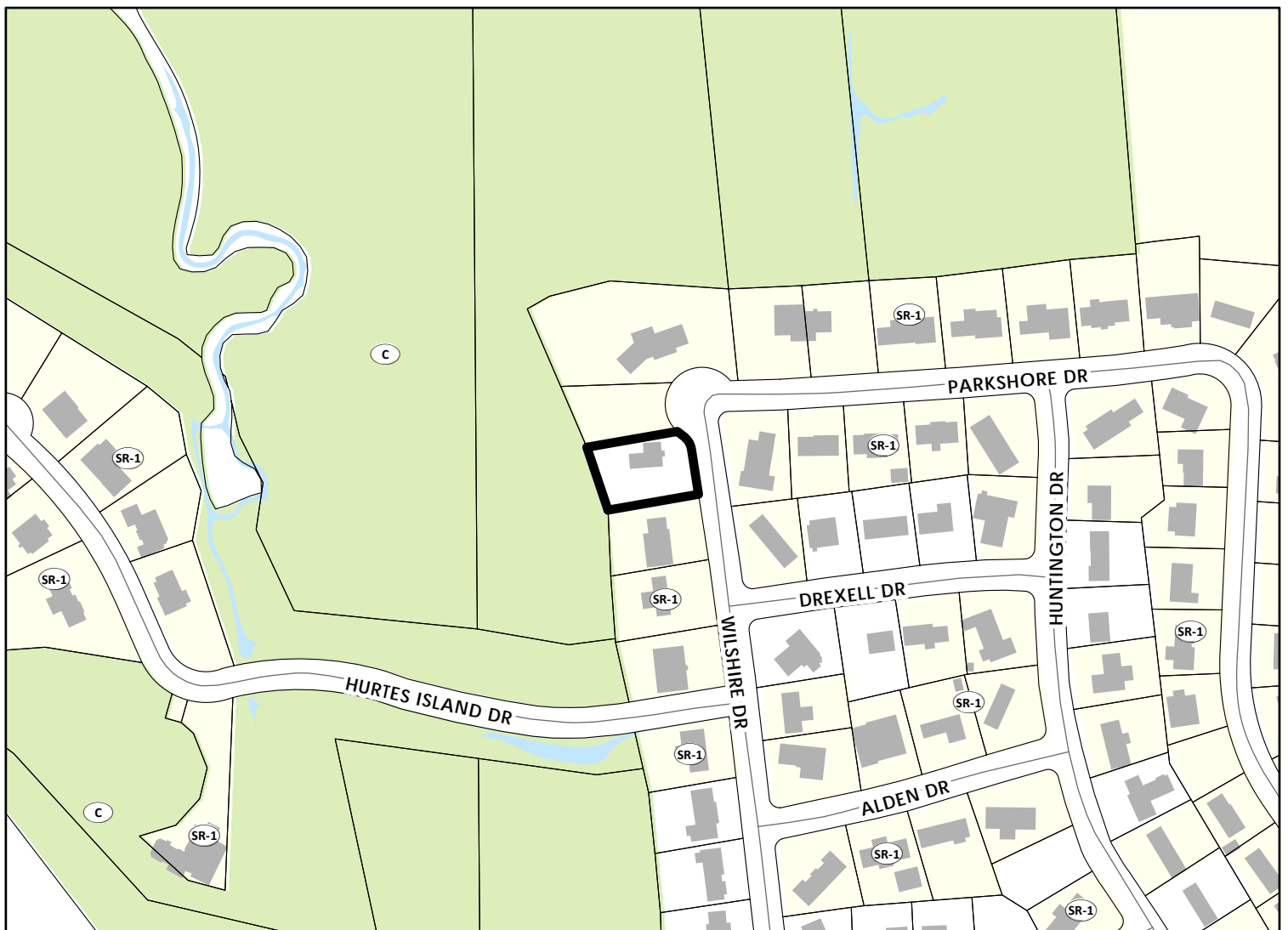
0.40 ac.

Request rezoning of Single Family Residentail (SR-1).
Previously zoned Single- Family Residential (R-4)
in Charleston County.

Area



Location



Zoning 2

823 Hemmingway Drive

TMS# 3091300094

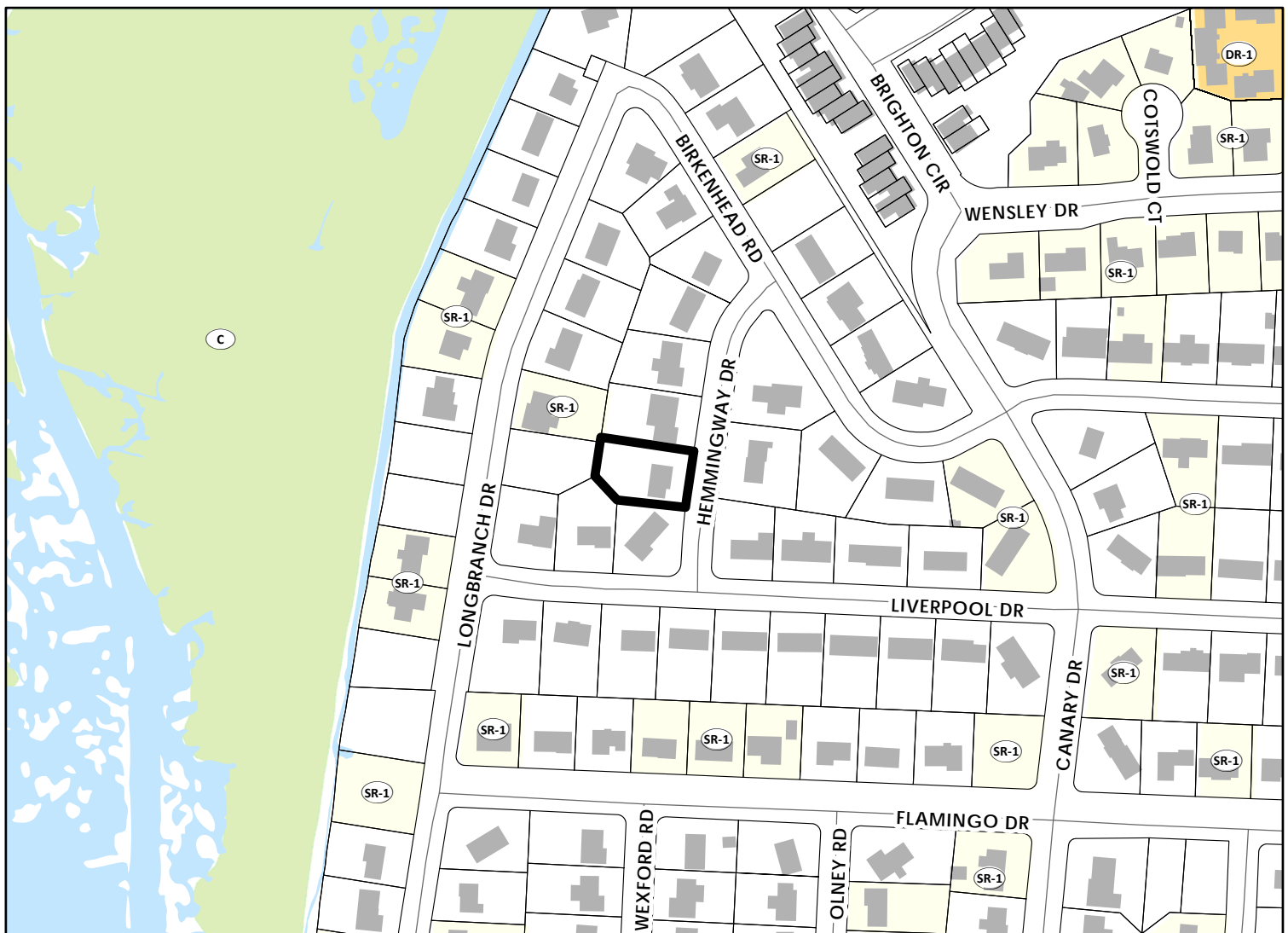
0.30 ac.

Request rezoning of Single Family Residentail (SR-1).
Previously zoned Single- Family Residential (R-4)
in Charleston County.

Area



Location



Zoning 3

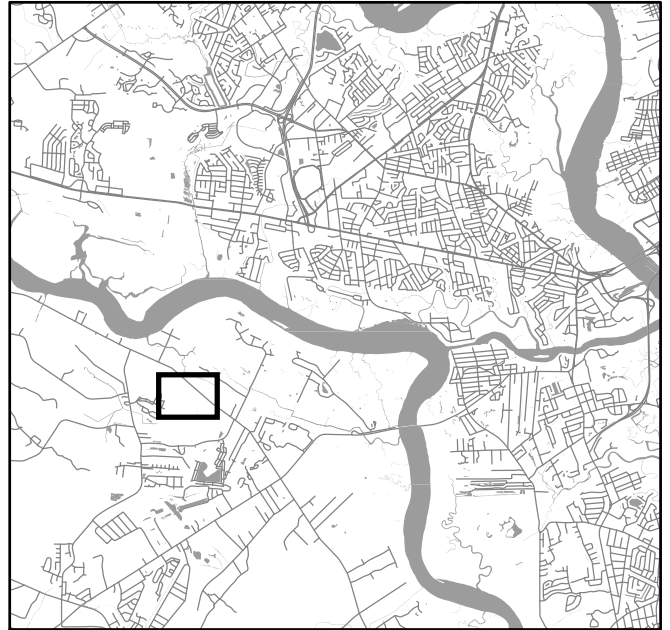
River Road

TMS# 3120000062

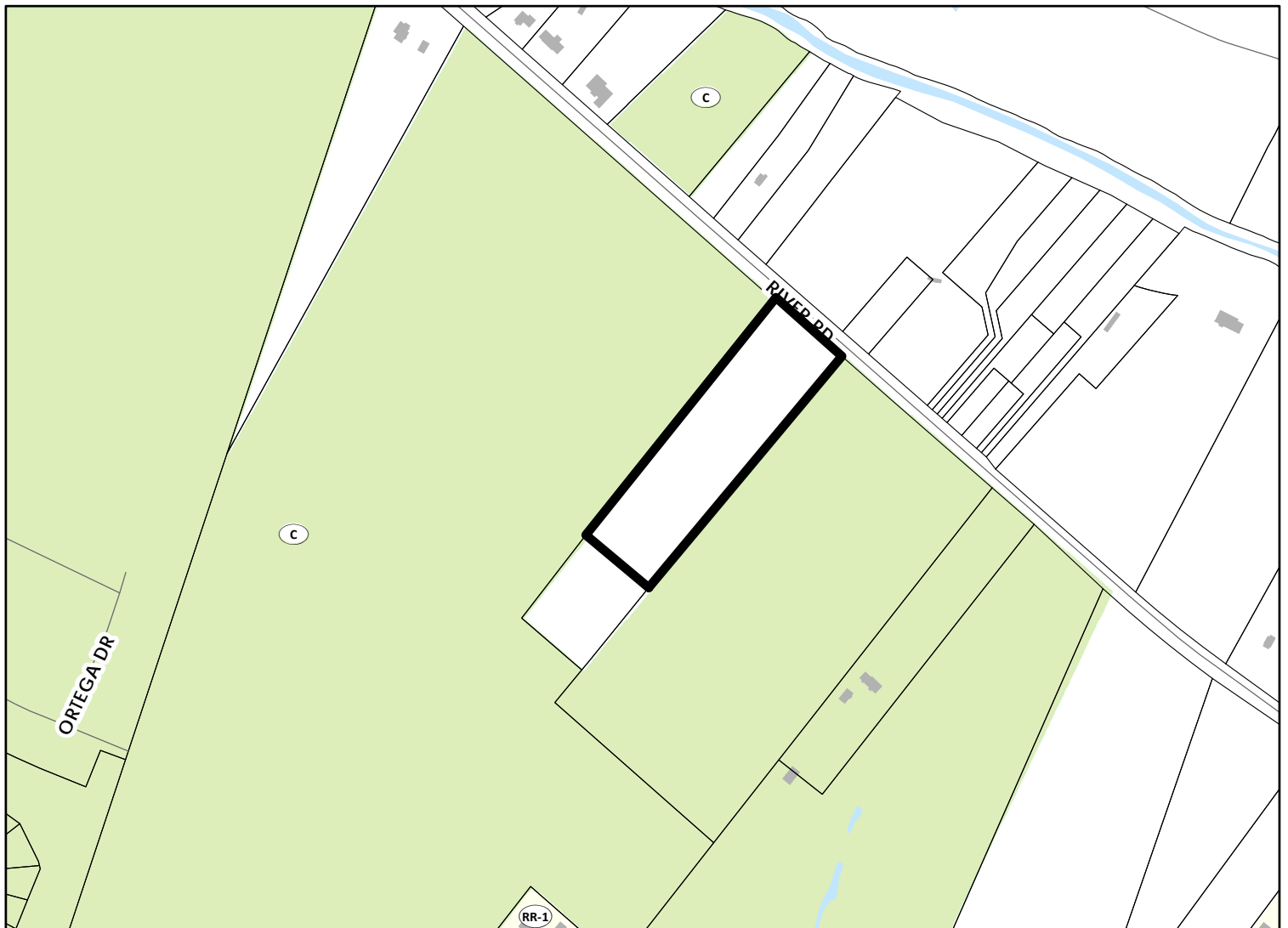
5.55 ac.

Request rezoning of Single Family Residential (SR-1).
Previously zoned Single- Family Residential (R-4)
in Charleston County.

Area



Location



**CITY OF CHARLESTON
PLANNING COMMISSION**

June 19, 2013 Meeting

Note: Charleston City Council gave first reading approval to the following plan amendment and ordinance amendment on February 26, 2013. Further explanation of these items is contained in the attached memoranda followed by the proposed ordinances and supporting maps and tables.

Plan Amendment 1:

Request approval to amend the **City of Charleston Visitor Accommodations Study**, dated February 10, 1998, by modifying the text therein related to "Accommodations Inventory" and by revising the Map contained therein entitled "1998 Visitor Accommodations Study Proposed Accommodation Overlay District Amendments."

STAFF RECOMMENDATION

APPROVAL

Ordinance Amendment 1:

Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **by revising Section 54-220 (b) (1) by amending subpart (a) pertaining to the effect of accommodations uses on housing stock, by amending subpart (e) to require building floor plans, elevations, and detailed written assessment reports with applications for an accommodation special exception, by adding new subpart to be labeled (c) pertaining to the floor area of restaurant and bar space in accommodations facilities and re-lettering the following subparts of said section; by revising Section 54-220 (b) (1) (e) (7) to require that accessory uses in accommodations facilities be assessed in terms of size and impact on parking and traffic generation; revising Section 54-220 (b) (1) (e) (15) pertaining to limits on the number of rooms in facilities; to revise Section 54-220 (b) (1) (e) (16) pertaining to the provision of shuttle bus service by accommodations facilities; and to amend the zoning map pertaining to the accommodations overlay Zone district in the peninsula portion of the City in accordance with the map attached to this Ordinance.**

STAFF RECOMMENDATION

APPROVAL



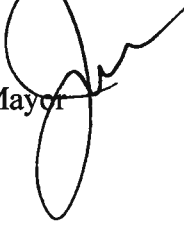
City of Charleston

Joseph P. Riley Jr.

Mayor

MEMORANDUM

TO: City Council

FROM: Joseph P. Riley, Jr., Mayor 

DATE: February 20, 2013

RE: Visitor Accommodations Ordinance

Hotels, motels and inns (visitor accommodations) bring many obvious benefits to a city. They create jobs, positive economic activity, produce tax revenues and more. In a redeveloping central city, there is the additional benefit in that a visitor accommodation is a residential use. While the person is not a permanent resident, while they are here, they engage in some of the activities that those who live in a community engage in – walking the sidewalks, shopping, patronizing restaurants, visiting museums and art galleries, historic sites and thereby add to the life and vibrancy of the city in addition to providing economic benefits. And lots of people residing in the center give vibrant activity to the city with benefits, some of which I have just mentioned.

Charleston Place is perhaps the most prominent example of a very beneficial visitor accommodation in our city because it served as linchpin for the redevelopment of King Street, and there are many, many more examples such as the Francis Marion, which was once a bankrupt, closed facility, became a vibrant and beautifully restored hotel – with the City's very substantial involvement – is providing the same kind of benefits in that part of the city and certainly assisted in the amazing resurgence of Upper King Street.

We recognized, however, many years ago, that visitor accommodations, nevertheless, would benefit from an extra layer of guidance and regulation. In 1982, we established the City's first Visitor Accommodations Ordinance, which, among other things, had the purpose of limiting the general location of visitor accommodations in areas that would provide pedestrian benefits and be consistent with the City's Strategic Plan.



P.O. Box 652, Charleston South Carolina, 29402
Telephone: 843-577-6970 Fax: 843-720-3827

That is that the accommodations would be strategically beneficial to the city, and they have indeed been so. We also, even back then, recognized that visitor accommodations are usually the most remunerative use of a piece of land and that Charleston was becoming an increasingly popular destination. It is important that cities, among other things, work to make sure that there is land available for other important activities in the city – permanent residential, office, many other business activities, parks, institutions, etc. In 1997, we revised the 1982 Visitor Accommodations Ordinance in light of the continued positive growth in tourism in our city and limited the number of rooms that could be contained in one hotel below Calhoun Street. This was to help protect the scale of the city and as I said above, to not elbow out, if you will, opportunities for other important uses of land in the Historic District.

Charleston is now undergoing its recovery from the recession. There is a new positive burst of interest and investment in visitor accommodations in the Peninsula, and I began to believe that it was important for us to re-calibrate our visitor accommodations regulations in light of this most recent uptick and make sure we had the wisest approach to the management of these uses with the same spirit that we addressed them in 1982 and 1997.

Attached you will find an excellent memo prepared by Tim Keane. After discussing this issue with Tim, who likewise had begun to believe that some adjustments were needed, he and his staff began their work to make recommendations on what next set of adjustments and regulations should be considered.

This is just the first step, of course. With your approval, this plan will be sent to the Planning Commission for public hearing and their consideration. This will merit substantial public engagement. After that process, the Planning Commission will then report its recommendations back to City Council for public hearings and our deliberation.

I highly commend this effort to you. Charleston has been a national, if not international, leader in tourism management. And in doing so, we have not only made our city more livable and beautiful but a more desirable place to live and visit and economically much stronger. I believe these refinements will continue to achieve the same purposes.

JPR,jr/mc

Attachment



City of Charleston
South Carolina

Joseph P. Riley, Jr.
Mayor

Timothy J. Keane
Director

Department of Planning, Preservation and Sustainability

To: Mayor Joseph P. Riley, Jr.
Charleston City Council
From: Tim Keane
Date: February 20, 2013
Ref: Accommodations Study and Ordinances

As you know the development of hotels and inns is something we monitor closely because we understand that this use is a unique one. Accommodations uses can be an important catalyst for development and put visitors to Charleston in proximity to the places they want to go. Therefore, we want to enable this use in locations that are most beneficial.

The City's first Accommodations Study was completed in 1982 and was updated in 1998. This use received considerable scrutiny on the Peninsula in the Downtown Plan of 2000 and again in the Calhoun East Plan completed in 2009. We considered this use as a beneficial complement to other uses at the West Ashley Circle and in the Olde Charlestowne District of West Ashley.

While we are pleased with the plans for this use that have been approved recently, we believe that some modifications to the Accommodations Plan and ordinances on the Peninsula are needed at this time. We currently have 3,739 hotel rooms on the Peninsula. This is a 21% increase in rooms since 1997. We have plans for an additional 1,280 rooms that have been approved but are not yet under construction. The majority of these rooms (815) are north of Calhoun Street and south of the Septima Clark Expressway.

Over the past 12 months we have received numerous requests to consider changes in our Accommodations zoning. We have identified a trend in our smaller hotels to in some cases include quite substantial restaurant and bar uses that operate as independent uses rather than accessory uses to the hotel. In light of these trends we are recommending the following:

- Amendments to our Accommodations Study to eliminate from the Accommodations Overlay some additional area in the Southern Central Business District and add strategic locations in the Upper Peninsula.
- Elimination of the Accommodations Overlay in areas south of the Septima Clark Expressway as recommended in the 1998 Study and additionally as recommended here.
- Expansion of the 50 room limit for hotels to the entire Peninsula south of the Septima Clark Expressway with the exception of specific locations recommended in other plans or identified here.
- Adjustments to the conditions for Accommodations uses to ensure that restaurant and bar uses are clearly accessory to the accommodation use.

Projects which have already received a special exception from our Board of Zoning Appeals would not be subject to these new rules.

We are requesting that the proposed changes be given first reading on Tuesday, February 26. We will then hold additional meetings on these changes, including a public hearing with the Planning Commission. Following these additional meetings we will bring a final version of the changes to City Council for a public hearing and final readings.

In the meantime, please let me know if you have any questions.

TJK

TO AMEND THE CITY OF CHARLESTON VISITOR ACCOMMODATIONS STUDY DATED FEBRUARY 10, 1998 BY MODIFYING THE TEXT THEREIN RELATED TO “ACCOMMODATIONS INVENTORY” AND BY REVISING THE MAP CONTAINED THEREIN ENTITLED “1998 VISITOR ACCOMMODATIONS STUDY PROPOSED ACCOMMODATION OVERLAY DISTRICT AMENDMENTS”.

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. The City of Charleston Visitor Accommodations Study dated February 10, 1998 is hereby amended by modifying the text therein related to “Accommodations Inventory” by adding the “2013 Visitor Accommodations Study Amendment”, attached hereto as Exhibit A and incorporated herein by reference, and by revising the Map therein entitled “1998 Visitor Accommodations Study Proposed Accommodations Overlay District Amendments” in accordance with the Map attached hereto as Exhibit B and incorporated herein by reference.

Section 2. This Ordinance shall become effective upon ratification.

Ratified in City Council this _____ day of _____
In the Year of Our Lord 2012, in the 237th Year of the
Independence of the United States of America.

Mayor

ATTEST:

Clerk of Council

2013 VISITOR ACCOMMODATIONS STUDY AMENDMENT

The Visitor Accommodations Study was adopted by City Council February 10, 1998. The study was an update of a previous study conducted in 1982. The study evaluated the growth of hotels in the city and their impact and recommended modifications to the City's Accommodation Overlay District and hotel special exception requirements. Since 1998 the City has experienced a tremendous growth in accommodations which warrants an update to the study focusing on the peninsula area.

- In the peninsula there has been an increase of 26% in the number of rooms built since the last survey sixteen years ago. Thirteen new hotels or additions have been built as well as several smaller expansions of existing hotels. One small hotel closed during this period. There are 3,891 rooms currently on the peninsula, an increase from 3,090 in 1997.
- The majority of the growth has been located south of Calhoun Street, the most sensitive area of the peninsula. All but two of the new hotels were located in this area. There are currently 2,268 hotel rooms in this area, an increase of 31%.
- There are an additional 1,334 rooms proposed for the peninsula, a growth rate of 34%. These are hotels that have received some level of regulatory approval through the City. Of these, the majority are planned for north of Calhoun Street. This is a direct result of the 50 room limitation south of Calhoun Street implemented after the last study. Thirteen hotels are planned, seven of which are south of Calhoun, five proposed are north of Calhoun and one on the West Side.

The following table provides an overview of accommodation growth in the peninsula:

Table 1:

**Visitor Accommodations:
1997, 2013 and Proposed Rooms in Peninsula, by Area**

	1997	2013		Future	
Peninsula	3090	3891	+ 801 (+26%)	5225	+ 1334 * (+34%)
South Calhoun	1728	2268	+ 540 (+ 31%)	2608	+ 340 (+ 15%)
North Calhoun	569	674	+105 (+18%)	1489	+ 869 (+ 129%)
West Side	793	949	+ 156 (+ 20%)	1064	+ 125 (+ 13%)

Bed and Breakfast establishments and small inns of less than 15 rooms are not included.

* Approved projects or in the approval process

Peninsula Visitor Accommodations Inventory: 1997
City of Charleston, with Number of Rooms, Suites

Facility	Rooms/Suites 1997	2013 Changes
Peninsula	3,090	
South of Calhoun	1,728	
Anchorage Inn	19	
Andrew Pinckney Inn	32	41
Ansonborough Inn	38	
Charleston Place	440	
Church Street Inn	31	
Days Inn Historic District	124	
Elliott House Inn	26	25
Fulton Lane Inn	27	45
Hawthorne Suites Hotel / Doubletree	182	212 (added 33 Hayne)
Indigo Inn	40	
John Rutledge House Inn	19	
King Charles Inn – Best Western	91	
Kings Courtyard Inn	41	
Lodge Alley Inn	95	87
Meeting Street Inn	56	
Mills House Hotel	215	214
Planters Inn	62	64
Quality Inn Heart of Charleston / Courtyard Marriott – Historic District	126	176 (50 room addition)
Vendue Inn	45	66 (added 24 Vendue)
Victoria House Inn	19	
North of Calhoun	569	
Brooks Motel	19	0 - DEMOLISHED
Embassy Suites	153	
Francis Marion Hotel	226	230
Hampton Inn Historic District	171	
West Side	793	
Comfort Inn - Riverview	128	129
Courtyard by Marriott	179	
Howard Johnson Riverfront /Holiday Inn Express	150	153
Sheraton Inn Charleston /Charleston Marriott	336	347

Note: Inventory of all known facilities with more than 15 rooms. Excludes an estimated 300 small inns and B&Bs.

Source: Visitor Accommodations Survey, 1997. Updated February 2013.
Charleston Area CVB Accommodations, 1997
Metaplan, Inc.

Peninsula Visitor Accommodations Inventory: 2013
New Hotels – Added Since 1997

Facility	Rooms
<i>Peninsula</i>	
South of Calhoun	521
French Quarter Inn	50
0 George Street (formerly Maison Du Pre)	19
Governor's House Inn / 117 Broad Street	19
Harbour View Inn / 2 Vendue Range	52
33 Hayne Street (part of Doubletree)	30
Market Pavilion Hotel	66
Marriott Courtyard – Historic Charleston / Addition	50
Renaissance Hotel / 68 Wentworth Street	177
The Residences on King / 75 Wentworth	16
24 Vendue Range (part of Vendue Inn)	21
Wentworth Mansion	21
North of Calhoun	120
Holiday Inn / 425 Meeting Street	120
West Side	141
Hilton Garden Inn (under construction)	141
SUBTOTAL	782
Net gain/loss in older inns/hotels	19
TOTAL	801

Peninsula Visitor Accommodations Planned

Facility	Rooms
Planned *	1334
<i>South of Calhoun</i>	340
Bohemian / Wentworth & Meeting	50
7 Calhoun Street	75
115 Calhoun Street	50
141 Calhoun Street	50
Guignard Street	29
The Spectator / Linguard & State Street	50
Madison / Wentworth Street	36
<i>North of Calhoun</i>	869
Federal Building / Meeting Street	150
404 King Street	185
415 Meeting Street	165
Midtown / Upper King	315
583 King Street	54
<i>West Side</i>	125
246 Spring Street	125

* Projects that have received a Visitor Accommodation Special Exception

City of Charleston
1998 Visitor Accommodations Study

produced: 19 Feb 2013

Property lines

1998 Plan

1998 Accommodations Overlay District

1998 Accommodations Plan Recommendations

Recommended Addition

Recommended Removal



0 350 700 1,400 Feet





City of Charleston
2013 Accommodations Study
Amendment

produced: 05 Mar 2013

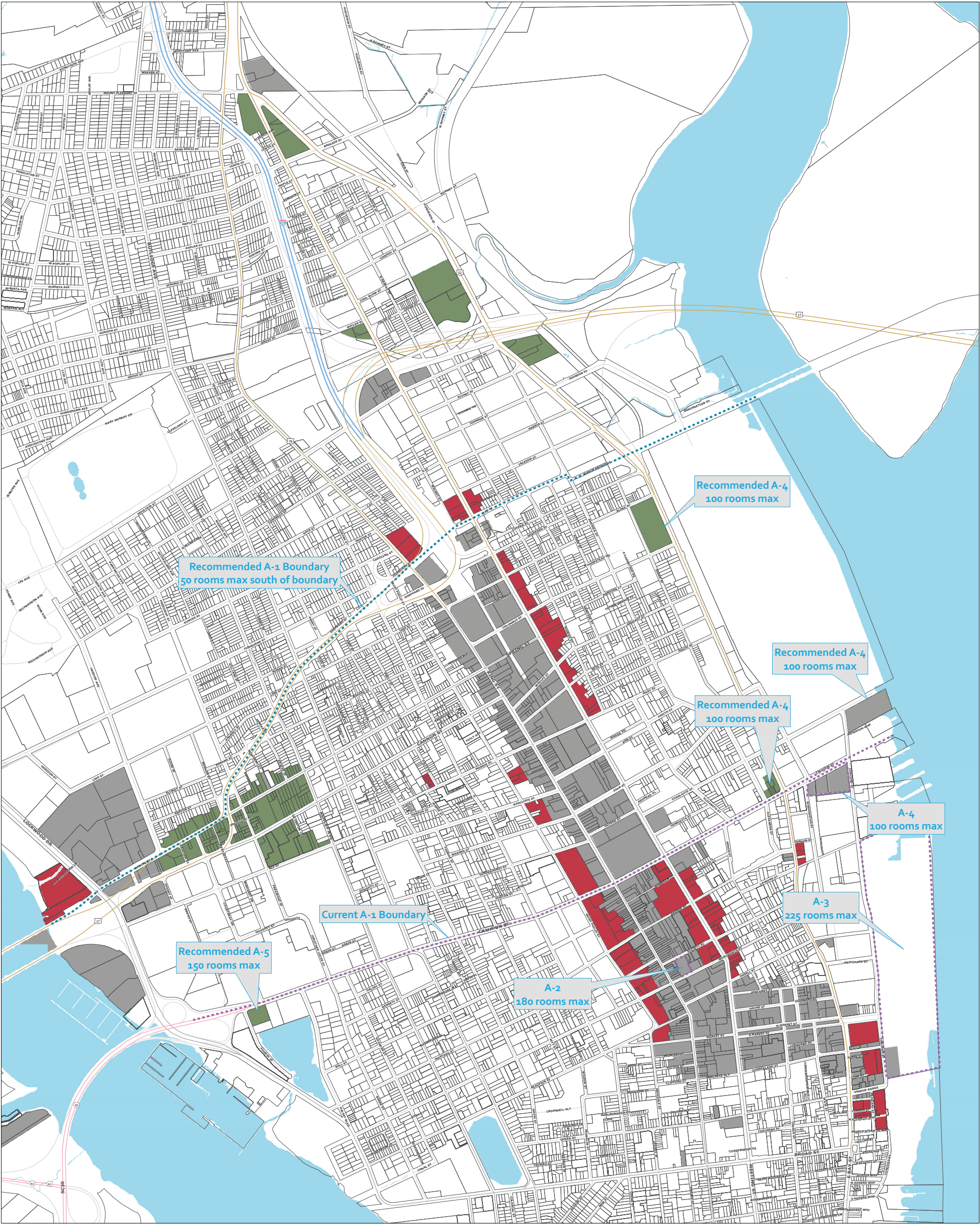
- Recommended Accommodations Overlay A1 Boundary
- Property lines
- Current Accommodations Overlay

2013 Accommodations Plan Recommendations

- Recommended Addition
- Recommended Removal



0 350 700 1,400 Feet



AN ORDINANCE

TO AMEND CHAPTER 54 OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) BY REVISING SECTION 54-220 (B) (1) BY AMENDING SUBPART (A) PERTAINING TO THE EFFECT OF ACCOMMODATIONS USES ON HOUSING STOCK, BY AMENDING SUBPART (E) TO REQUIRE BUILDING FLOOR PLANS, ELEVATIONS, AND DETAILED WRITTEN ASSESSMENT REPORTS WITH APPLICATIONS FOR AN ACCOMMODATION SPECIAL EXCEPTION, BY ADDING NEW SUBPART TO BE LABELED (C) PERTAINING TO THE FLOOR AREA OF RESTAURANT AND BAR SPACE IN ACCOMMODATIONS FACILITIES AND RE-LETTERING THE FOLLOWING SUBPARTS OF SAID SECTION; BY REVISING SECTION 54-220 (B) (1) (E) (7) TO REQUIRE THAT ACCESSORY USES IN ACCOMMODATIONS FACILITIES BE ASSESSED IN TERMS OF SIZE AND IMPACT ON PARKING AND TRAFFIC GENERATION; REVISING SECTION 54-220 (B) (1) (E) (15) PERTAINING TO LIMITS ON THE NUMBER OF ROOMS IN FACILITIES; TO REVISE SECTION 54-220 (B) (1) (E) (16) PERTAINING TO THE PROVISION OF SHUTTLE BUS SERVICE BY ACCOMMODATIONS FACILITIES; AND TO AMEND THE ZONING MAP PERTAINING TO THE ACCOMMODATIONS OVERLAY ZONE DISTRICT IN THE PENINSULA PORTION OF THE CITY IN ACCORDANCE WITH THE MAP ATTACHED TO THIS ORDINANCE.

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. That Section 54-220 (b) (1) (a) of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by deleting text shown below with a ~~strike through~~ and adding text shown below with a double-underline:

- (a) the elimination of housing units by establishment of the proposed facility will not adversely affect the existing housing stock;

Section 2. That Section 54-220 (b) (1) (e) of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by adding text shown below with a double-underline:

- (e) in making these findings, the Board of Zoning Appeals shall consider the following information to be provided by the applicant in site plans, floor plans, building elevations, and a detailed written assessment report to be submitted with the application:

Section 3. That Section 54-220 (b) (1) of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by adding a new subpart to be labeled (c) which shall read as follows, and re-lettering the following subparts of said section:

- (c) the total square footage of interior and exterior floor area for restaurant and bar space in the proposed facility, including restaurant/bar patron use areas, bar areas, kitchen, storage, and bathroom facilities, shall not exceed 12 percent of the total interior, conditioned floor area in the facility;

Section 4. That Section 54-220 (b) (1) (e) (7) of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by deleting text shown below with a ~~strike through~~ and adding text shown below with a double-underline:

- (7) the accessory uses proposed for the facility in terms of the size, impact on parking, and ~~their~~ impact on traffic generation ~~and the existence of comparable uses within the service area;~~

Section 5. That Section 54-220 (b) (1) (e) (15) of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by deleting text shown below with a ~~strike through~~ and adding text shown below with a double-underline:

- (15) the number of rooms in the facility; provided however that the number of rooms in a facility shall not exceed 50 in areas designated "A-1" on the zoning map; 180 in areas designated "A-2" on the zoning map; 225 in areas designated "A-3" on the zoning map; ~~and~~ 100 in areas designated "A-4" on the zoning map; and 150 in areas designated "A-5" on the zoning map;

Section 6. That Section 54-220 (b) (1) (e) (16) of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by deleting text shown below with a ~~strike through~~ and adding text shown below with a double-underline:

- (16) the provision of shuttle bus services to and from the historic district for ~~hotels by facilities~~ with more than 150 rooms ~~or more~~ located outside the area designated "A-1" on the zoning map ~~beyond the Peninsula area that are~~ and not served by ~~DASH~~ public transit;

Section 7. That Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended, by changing the Accommodations Overlay Zone District in the peninsula portion of the City in accordance with the map attached to this Ordinance.

Section 8. This Ordinance shall become effective upon ratification.

Ratified in City Council this _____ day of
_____ in the Year of Our Lord, 2013,
and in the 237th Year of the Independence of
the United States of America

Joseph P. Riley, Jr., Mayor

ATTEST:

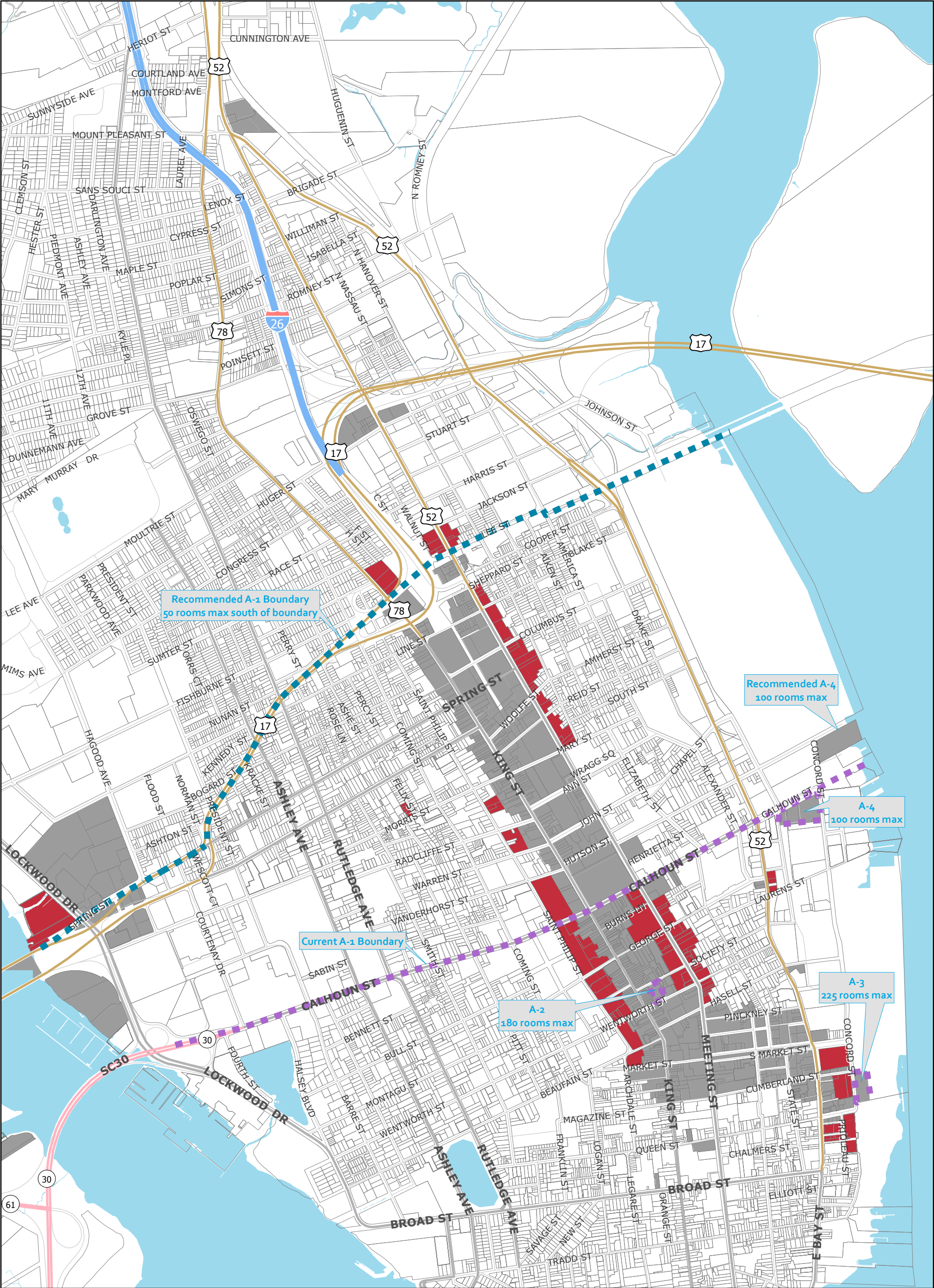
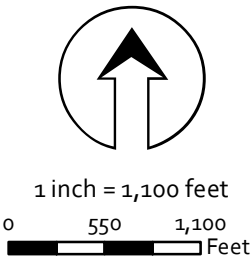
Clerk of Council



City of Charleston
Accommodations
Overlay Zone

produced: 21 May 2013

- Accommodations Overlay A1 Boundary
- Property lines
- Current Accommodations Overlay
- Recommended Removal



**CITY OF CHARLESTON
PLANNING COMMISSION**

June 19, 2013

REPORT OF THE TECHNICAL/SUBDIVISION REVIEW COMMITTEE

Over the past month, the following subdivision projects were submitted to the TRC for review and approval. The findings of the TRC shall be presented to the Planning Commission. Items approved by the TRC comply with all applicable regulations and standards of the City of Charleston.

PRELIMINARY & FINAL PLATS

1. **LAURENS & CONCORD STREETS (CONCORD PARK SOUTH)** – TMS# 4580102063, 1.63 ac, 2 lots, MU-2. Preliminary subdivision plat approved.
2. **CROWNE APARTMENTS AT MAYBANK** – TMS# 3130000018, 34.55 ac, 5 lots, PUD (Saint Johns Square). Preliminary subdivision plat approved with conditions.
3. **CLEMENTS FERRY ROAD (TRACT 3 – MARK CLARK EXPRESSWAY)** – TMS# 2710002024, 12.57 ac, 3 (6 total), GP. Application withdrawn by the applicant.
4. **BOHICKET RD & MAYBANK HWY (ANGEL OAK VILLAGE)** – TMS# 2790000142, 35.70, 2 lots, PUD. Minor comments from TRC on preliminary subdivision plat.
5. **1600 MEETING ST** – TMS# 4640600012, 2.31 ac, 2 lots, HI. Preliminary subdivision plat approved.

ROAD CONSTRUCTION PLANS

1. **PROXIMITY DRIVE (GRAND OAKS PHASE 2A)** – TMS# 3010000035, 21.83 ac, 45 lots, PUD. Revise road construction plans and resubmit.
2. **CROWNE APARTMENTS AT MAYBANK** – TMS# 3130000018, 34.55 ac, 5 lots, PUD (Saint Johns Square). Road construction plans approved with conditions.
3. **JESSY ELIZABETH ROAD** – TMS# 3120000160, 1.91 ac, 6 lots, SR-1. Revise road construction plans and resubmit.